QUITCLAIM DEED

JANET M. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF October 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William A. Baker, II	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 60824		
(ADDRESS)	(ADDRESS)	**072-10-0-082.00**
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY C. BAKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **WILLIAM A. BAKER, II, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land lying and being in Davidson County, Tennessee, and further described as follows:

Tract 1:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 114.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 50.00' to an existing iron pin, thence leaving said right of way N 66 deg. 30' W 187.80' to an existing iron pin, thence 23 deg. 30' E 50.00' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.215 acres, more or less.

Tract 2:

A tract of land in Davidson County, Tennessee, being a portion of Lot "A" on the Map of Bush Spain's Subdivision of part of The Zack Stull Land of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the west right of way of Gallatin Road, same being 64.97' North of the North right of way of Spain Avenue, thence with said right of way of Gallatin Road S 23 deg. 30' W 64.97' to an existing iron pin in the North right of way of Spain Avenue, thence with said right of way of Spain Avenue N 66 deg. 30' W 187.80' to an existing iron pin, thence, N 23 deg. 30' E 64.97' to an existing iron pin, thence S 66 deg. 30' E 187.80' to the point of beginning containing 0.280 acres, more or less.

BILL GARRETT, Davidson County
Trans: T20160097223 DEEDQC
Recvd: 11/03/16 08:46 2 pgs
Fees: 12.00 Taxes: 0.00
20161103-0116200

Witness my hand this _____ day of _____, 20 16

WILLIAM A. BAKER, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BAKER, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of October, 2016.

Janet Walker

Notary Public
My Commission Expires: 5-8-2018
(SEAL)

JANET M. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212